

ORDINANCE NO. _____

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
PROPERTY LOCATED AT 2117 BRANDT ROAD AND CHANGING THE
ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO
MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district to multifamily residence low density (MF-2) district on the property described in Zoning Case No. C14-2021-0094, on file at the Housing and Planning Department, as follows:

26.158 acre tract of land situated in the Santiago Del Valle Grant, Travis County, Texas, being the tract of land described in Warranty Deed with Vendor's Lien to Jesus Turullols, recorded in Volume 8934, Page 985, said 26.158 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 2117 Brandt Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on _____, 2021.

PASSED AND APPROVED

§
§
§

_____, 2021

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

METES AND BOUNDS DESCRIPTION

BEING a 26.158 acre tract of land situated in the Santiago Del Valle Grant, Travis County, Texas, in the City of Austin, being the tract of land described in the instrument to Jesus Turullols, recorded in Volume 8934, Page 985, Deed Records of Travis County, Texas, said 26.158 acre tract of land being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the easterly right-of-way line of Brandt Road (a variable width right-of-way) for the northwesterly corner of Tract One as described in said Jesus Turullols instrument;

THENCE with the easterly right-of-way line of Brandt Road the following:

North 36° 51' 32" East a distance of 24.65 feet to a 1 inch iron pipe found for corner;

North 75° 14' 15" East a distance of 238.21 feet to a 1 inch iron pipe with a 60d nail found for corner;

North 64° 08' 45" East a distance of 645.04 feet to a ½ inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" set for corner;

North 51° 51' 52" East at a distance of 44.44 feet passing a found ½ inch iron rod in all a total distance of 210.10 feet to a ½ inch iron rod found for corner;

North 70° 12' 21" East a distance of 236.56 feet to a ½ inch iron rod found for the most westerly corner of the tract of land described in the instrument to Patricia Heisler recorded in Document Number 2009193198, Official Public Records of Travis County, Texas;

THENCE departing the easterly right-of-way line of Brandt Road with the southwesterly line of said Patricia Heisler tract the following:

South 25° 52' 18" East a distance of 849.39 feet to a 1/2 inch iron pipe found for corner;

South 36° 17' 30" East a distance of 109.40 feet to a ½ inch iron rod found for corner;

South 79° 55' 28" East a distance of 223.00 feet to the centerline of Onion Creek;

THENCE departing the southwesterly line of said Patricia Heisler tract with the centerline of Onion Creek the following:

South 10° 45' 32" West a distance of 23.70 feet to a point;

South 12° 45' 32" West a distance of 175.00 feet to a point;

South 6° 44' 28" East a distance of 207.50 feet to a point;

South 15° 53' 14" East a distance of 120.23 feet to the northeasterly corner of Parkside At Slaughter Creek, Section 3 an addition to the City of Austin according to the plat recorded in Document Number 200300206, Official Public Records of Travis County, Texas;

THENCE departing the centerline of Onion Creek with the northwesterly line of said Parkside At Slaughter Creek, Section 3 the following:

North 69° 53' 21" West at a distance of 108.16 feet passing a found ½ inch iron rod in all a total distance of 395.28 feet to a 1 inch iron pipe found for corner;

North 69° 21' 12" West a distance of 182.88 feet to a ½ inch iron rod found for corner;

North 68° 36' 25" West a distance of 379.00 feet to a ½ inch iron pipe found for corner;

North 63° 20' 17" West a distance of 325.36 feet to a ½ inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" set for corner;

North 63° 14' 38" West a distance of 399.01 feet to a ½ inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" set for corner;


North 63° 17' 08" West a distance of 125.18 feet to a ½ inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" set for the northeasterly corner of Parkside At Slaughter Creek, Section 2 an addition to the City of Austin according to the plat recorded in Document Number 200300100, Official Public Records of Travis County, Texas;

THENCE departing the northeasterly line of said Parkside At Slaughter Creek, Section 3 with the northeasterly line of said Parkside At Slaughter Creek, Section 2 North 63° 17' 08" West a distance of 255.84 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 26.158 acres (1,139,453 square feet) of land.

Prepared by:
Dunaway
550 Bailey Avenue Suite 400
Fort Worth, Texas 76107
(817) 335-1121
TBPLS No. 10098100




Gregory S. Iffland R.P.L.S. 4351

04-08-2021

Date

The Basis of Bearings for this survey is the Texas State Coordinate System, Texas Central Zone, 4203, based upon GPS measurements, according to the North Texas Cooperative VRS Network

References: TCAD: 04 3918 0610

Austin Grid: MG-12&13



TX Registered Surveying Firm No. 10098100
550 Bailey Avenue Suite 400
Fort Worth, Texas
Phone: 817-335-1121

LEGEND

- 1" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC. LP" SET

SCALE: 1" = 200'

LINE TABLE

L1	N36°51'32"E	24.65'
L2	N75°14'15"E	238.21'
L3	S10°45'32"W	23.70'
L4	N63°17'08"W	255.84'

Patricia Heisler
Document Number 2009193198
S25°52'18"E 849.39'

26.158 ACRES
(1,139,453 SQ. FT.)

Jesus Turillos
Volume 8934, Page 985

POINT OF BEGINNING

Found Iron Pipe with 60d nail

Parkside at Slaughter Creek Section 2
Document Number 200300100

N63°14'38"W 399.01'
Parkside at Slaughter Creek

Petrified Forest Drive
(50' width right-of-way)

N63°20'17"W 325.36'

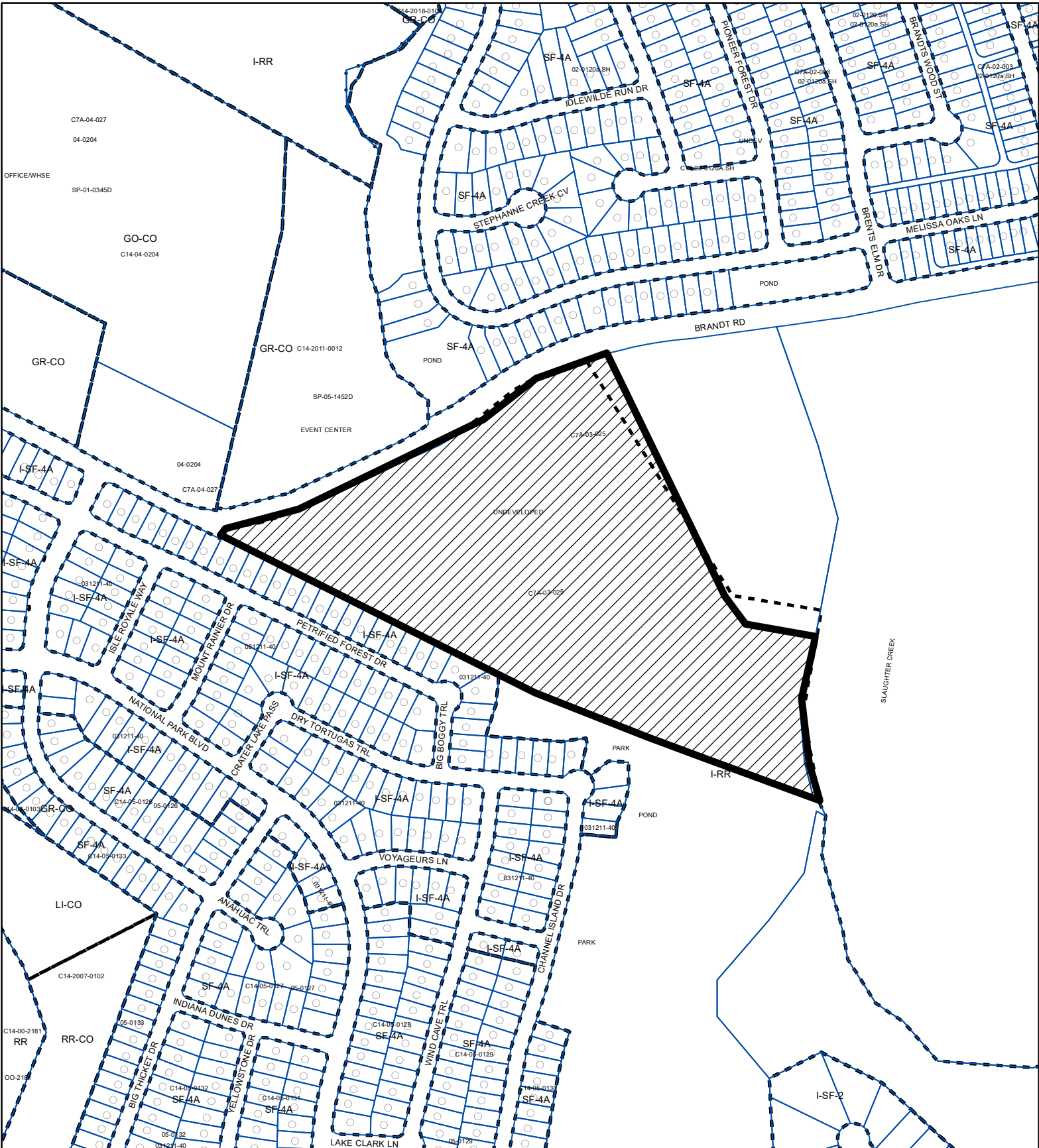
Found 1/2" Iron Pipe
Document Number 200300206

N68°36'25"W 379.00'

N69°21'12"W 182.88'

S15°53'14"E 120.23'
E 11°41'35" 207.50'
S12°45'32"W 175.00'

108.16'



ZONING

ZONING CASE#: C14-2021-0094

Exhibit B



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

Created: 5/17/2021